

PETITION FOR SPECIAL HEARING 84-230-SPHA TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Hearing under Section 500.7 of the Baltimore County Zoning Regulations, to determine whether or not the Zoning Commissioner and/or Deputy Zoning Commissioner should approve or deny the following:

TO AMEND AND REVISE SITE PLAN for Case #79-223-XA
 for 1st and 2nd floor additions to existing garage, and addition to existing office building

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of the above Special Hearing advertising, posting, etc., upon filing of this Petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser: _____
 (Type or Print Name)
 Signature _____
 Address _____
 City and State _____
 Attorney for Petitioner: _____
 (Type or Print Name)
 Signature _____
 Address _____
 City and State _____
 Name, address and phone number of legal owner, contract purchaser or representative to be contacted: _____
 ALVIN WAGENHEIM
 2326 YORK RD.
 TIMONIUM, MD. 21093 252-2200
 Address Phone No.

ORDERED By The Zoning Commissioner of Baltimore County, this 3rd day of February, 1984, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 12th day of March, 1984, at 10:15 o'clock A.M.

Carl Jahn
 Zoning Commissioner of Baltimore County.

Z.C.O.-No. 1 (over)

PETITION FOR ZONING VARIANCE 84-230-SPHA TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section (1) 1802.2(B) V.B.2 to permit side yard setbacks of 17' and 12' in lieu of the required 25', to permit rear yard setbacks of 0' in lieu of the required 30' and to permit a rear yard setback of 2' in lieu of the required 30'.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (Indicate hardship or practical difficulty)

to make existing ~~mkk~~ building conform to zoning regulations

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Z.C.O.-No. 1 (over)

BALTIMORE COUNTY

ZONING PLANS

ADVISORY COMMITTEE



PETITION AND SITE PLAN

EVALUATION COMMENTS

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

COUNTY OFFICE BLDG.
 111 W. Chesapeake Ave.
 Towson, Maryland 21204
 obo
 Nicholas P. Commodari
 Chairman
 MEMBERS
 Bureau of Engineering
 Department of Traffic Engineering
 State Roads Commission
 Bureau of Fire Prevention
 Health Department
 Project Planning
 Building Department
 Board of Education
 Zoning Administration
 Industrial Development

Mr. Alvin Wagenheim and
 Mr. Walter Frazier
 2326 York Road
 Timonium, Maryland 21093

March 2, 1984.

RE: Case No. 84-230-SPHA (Item No. 117)
 Petitioner - Alvin Wagenheim, et al
 Special Hearing and Variance Petition

Dear Gentlemen:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above referenced petition. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. The Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

This combination hearing is required in order to legalize the setback of the westerly portion of the existing office building and to construct an addition to the existing garage to be utilized for office space and to legalize the setbacks of said structure. As you are aware the previous hearing (Case #79-223-XA) allowed office use on this site.

Enclosed are all comments submitted from the members of the Committee at this time that offer or request information on your petition. If similar comments from the remaining members are received, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

Very truly yours,

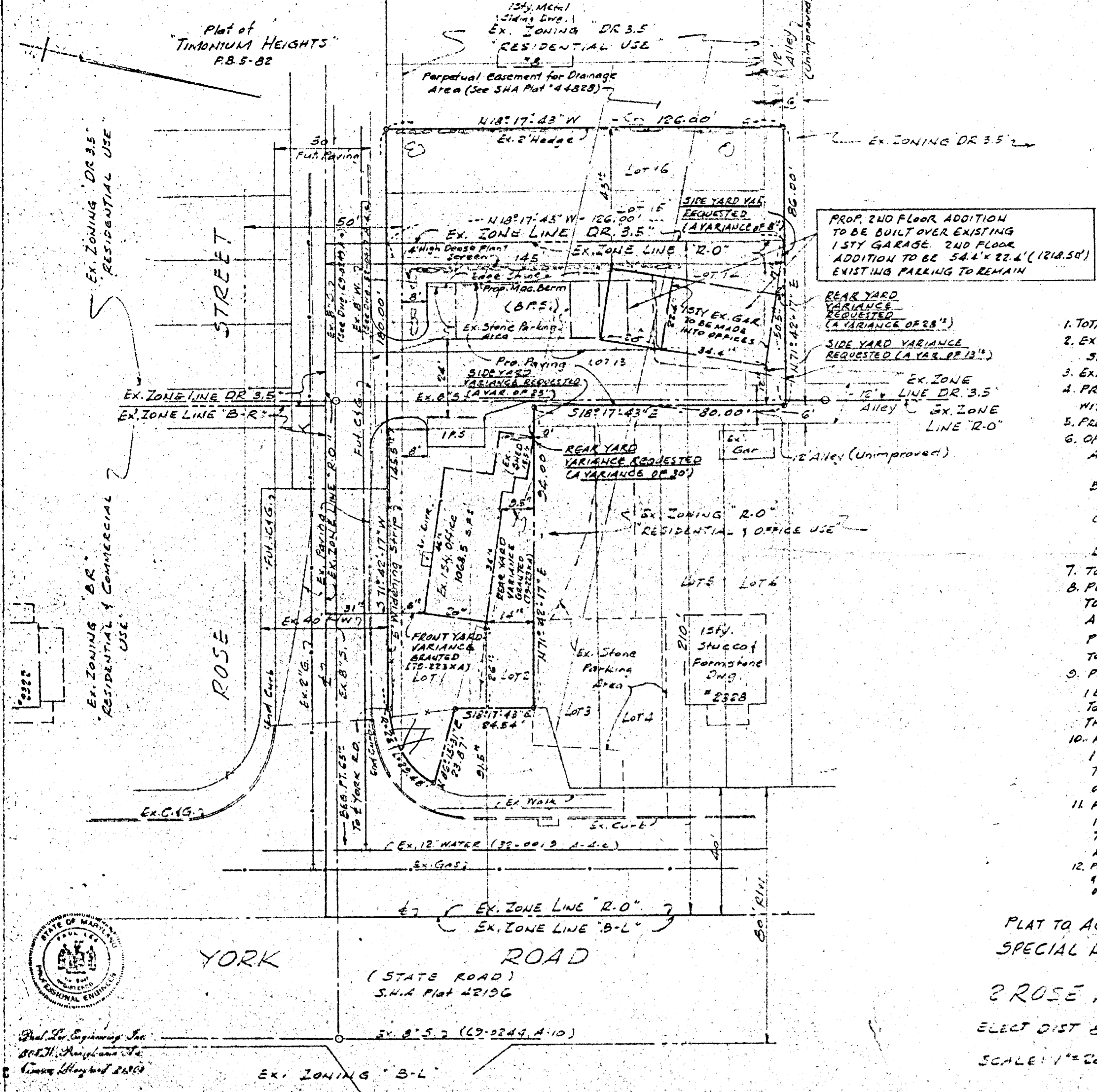
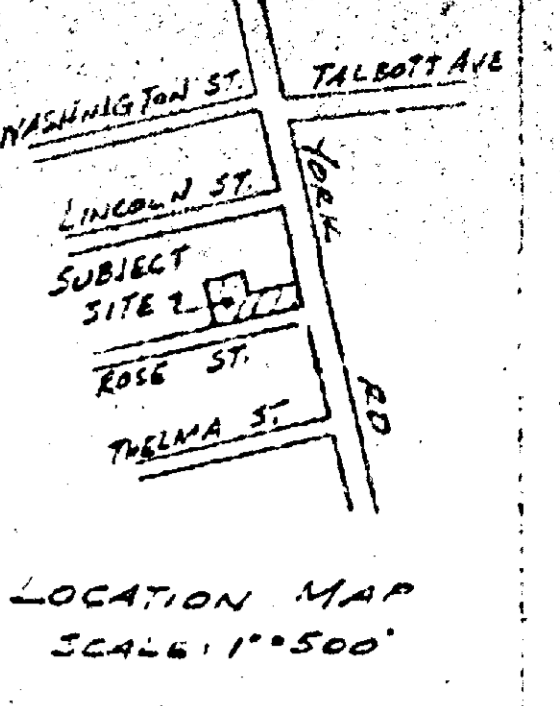
Nicholas P. Commodari
 NICHOLAS P. COMMODARI
 Chairman
 Zoning Advisory Committee

ENC: mch

Enclosures

cc: Paul Lee Engineering, Inc.
 304 W. Pennsylvania Avenue
 Towson, Maryland 21204

Plot of
TINOTIUM HEIGHTS
R.B.5-82



GENERAL NOTES

1. TOTAL AREA OF SITE: 0.36 AC. (15,544 S.F.)
2. EXIST. ZONING OF PROPERTY: DR 3.5, R-0 (DR 3.5 WITH SPECIAL EXCEPTION VARIANCES - CASE #75-223X4)
3. EXIST. USE OF PROPERTY: OFFICE USE
4. PROP. ZONING OF PROPERTY: DR 3.5, R-0 (DR 3.5 WITH SPECIAL EXCEPTION YARD VARIANCE)
5. PROP. USE OF PROPERTY: OFFICE USE
6. OFF-STREET PARKING DATA:
 - A. AREA OF EXIST. OFFICE: 1068.5 S.F. REQUIRING 1/300 = 3.56 P.S.
 - B. AREA OF EXIST. GAR. 1ST FL. 770.50 S.F. REQUIRING 1/300 = 2.57 P.S.
 - C. AREA PROP. 2ND FL. 1218.5 S.F. REQUIRING 1/500 = 2.44 P.S.
 - D. TOTAL SPACES REQUIRED: 8.56 - 9
7. TOTAL PARKING SPACES PROPOSED: 9 P.S.
8. PETITIONER REQUESTING SPECIAL HEARING TO REVISE SITE PLAN FOR A 2ND FLOOR ADDITION TO BE ADDED TO EXISTING GARAGE.
9. PETITIONER IS REQUESTING A VARIANCE TO SECTIONS 1802.2(B) SECT. 504 4.V.B.2 OF THE ZONING REGULATIONS TO ALLOW A SIDE YARD SETBACK OF 17' INSTEAD OF THE REQUIRED 25' (A VARIANCE OF 8' FOR THE EXIST. GAR.)
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11. PETITIONER IS REQUESTING A VARIANCE TO SECTIONS 1802.2(B) SECT. 504 4.V.B.2 OF THE ZONING REGULATIONS TO ALLOW A REAR Y. SETBACK OF 0' INSTEAD OF THE REQUIRED 30' (A VARIANCE OF 30' FOR THE EXISTING OFFICE.)
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PLAT TO ACCOMPANY PETITION FOR
SPECIAL HEARING & YARD VARIANCES

2 ROSE AVENUE (AT YORK RD.)

ELECT DIST B REVISED PLANT FEB 3 RECD BALTIMORE COUNTY, MD.
SCALE 1"=20' 7/17/83 NOV. 30, 1983
REV. FEB. 3, 1984

Nov. 30, 1983
BALTIMORE COUNTY, MD.

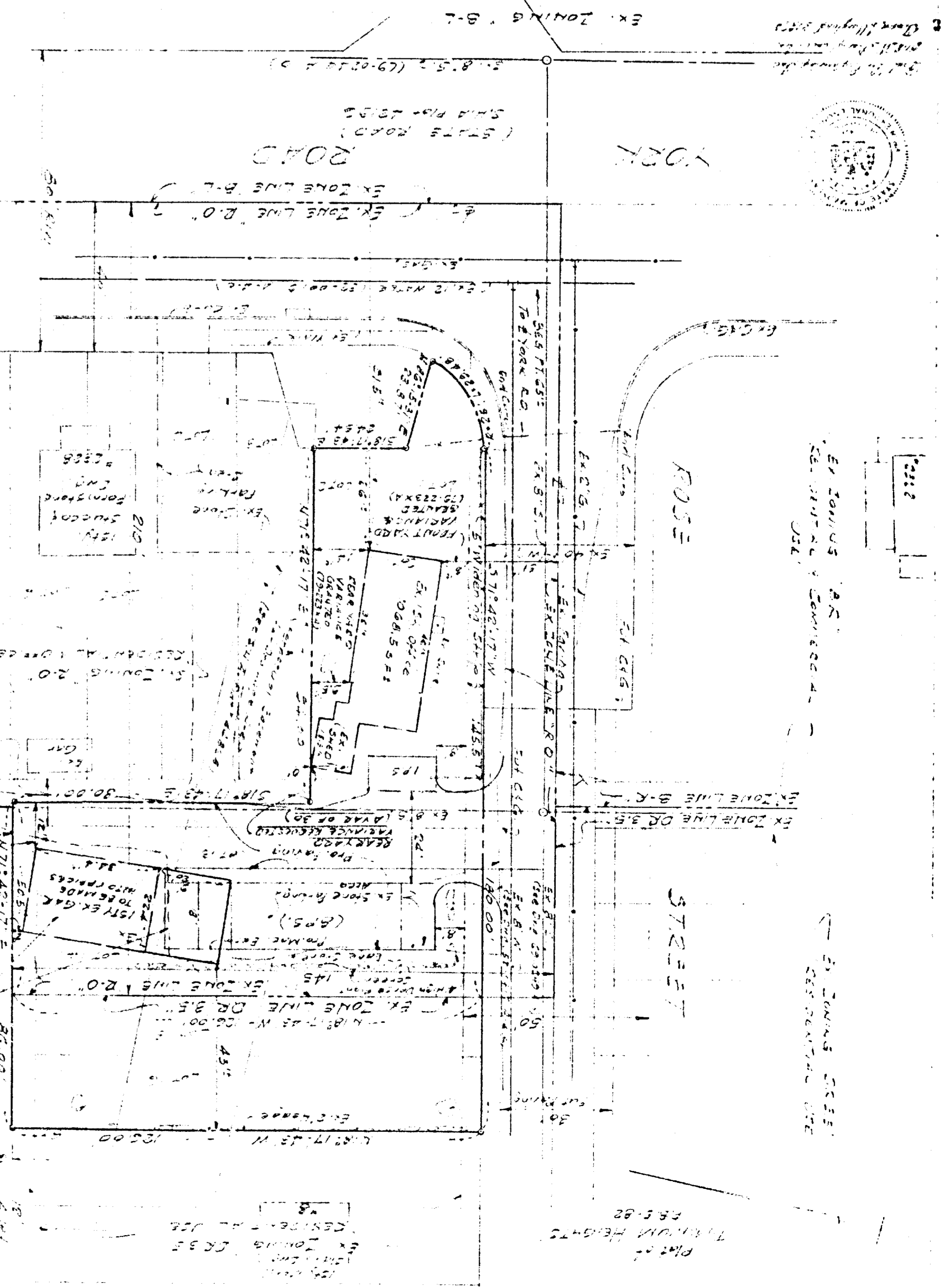
2 ROSE AVENUE (AT YORK RD.)
SPECIAL HEARING & YARD VARIANCES

PLAT TO ACCOMPANY PETITION
FOR SPECIAL HEARING & YARD VARIANCES

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 - C. AREA PROP. 2ND FL. 1218.5 S.F. REQUIRING 1/500 = 2.44 P.S.
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GENERAL NOTES

FROM 2ND FLOOR ADDITION
TO BE BUILT OVER EXISTING
1STY GARAGE. 2ND FLOOR
ADDITION TO BE 34.4' X 22.6' (1218.50')
EXISTING PARKING TO REMAIN



Plat of
"TIMONIUM HEIGHTS"
P.B. 5-82

EX. ZONING "DR 3.5"
"RESIDENTIAL USE"

EX. ZONING "B-R"
"RESIDENTIAL & COMMERCIAL
USE"

STREET

ROSE

YORK

ROAD

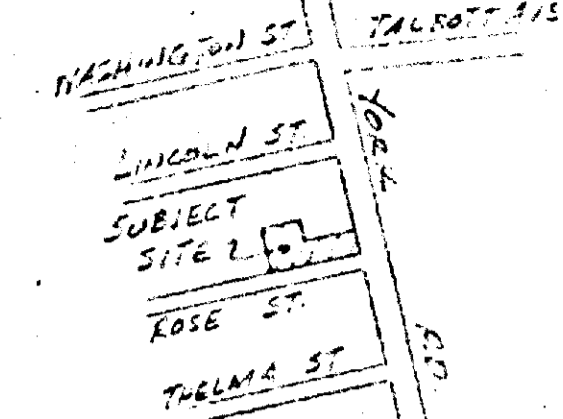
(STATE ROAD)
S.H.A. Plat 42196

EX. ZONING "B-L"

134' Metal
Siding Dwg. 1
EX. ZONING "DR 3.5"
"RESIDENTIAL USE"
"B"

EX. ZONING "DR 3.5"

EX. ZONING "DR 16"
"RESIDENTIAL & OFFICE USE"



LOCATION MAP
SCALE: 1"=500'

GENERAL NOTES

1. TOTAL AREA OF SITE = 0.36 AC. (15,544 S.F.)
2. EXIST. ZONING OF PROPERTY = "DR 3.5" & "DR 16"
3. EXIST. USE OF PROPERTY = "RESIDENTIAL USE"
4. PROP. ZONING OF PROPERTY = "DR 3.5 & DR 16"
WITH SPECIAL EXCEPTION & YARD VARIANCE
5. PROP. USE OF PROPERTY = "OFFICE USE"
6. OFF-STREET PARKING DATA:
A. AREA OF EX. RESIDENCE = 700 S.F. REQUIRING
3 SPACES (1/300 S.F.)
B. AREA OF GARAGE = 501 S.F. REQUIRING
2 SPACES (1/500 S.F.)
C. TOTAL PARKING REQUIRED = 5
PROPOSED = 8
7. PETITIONER IS REQUESTING A VARIANCE TO SECTIONS
1802.2 (B), SECT. 504 & Y.B.2 OF THE ZONING REGULATIONS
TO ALLOW A FRONT YARD SETBACK OF 6' INSTEAD OF REQUIRED
30' (A VARIANCE OF 24')
8. PETITIONER IS REQUESTING A VARIANCE TO SECTIONS
1802.2 (B), SECT. 504 & Y.B.2 OF THE ZONING REGULATIONS
TO ALLOW A REAR YARD SETBACK OF 9.5' INSTEAD OF THE
REQUIRED 30' (A VARIANCE OF 20.5')
9. PETITIONER IS REQUESTING A VARIANCE TO SECTIONS
1802.2 (B) SECT. 504 & Y.B.2 OF THE ZONING REGULATIONS
TO ALLOW A SIDE YARD SETBACK OF 13' INSTEAD OF
THE REQUIRED 25' (A VARIANCE OF 12') FOR THE EXIST. GAR.
10. PETITIONER IS REQUESTING A VARIANCE TO SECTIONS
1802.2 (B), SECT. 504 & Y.B.2 OF THE ZONING REGULATIONS
TO ALLOW A REAR YARD SETBACK OF 10' INSTEAD
OF THE REQUIRED 30' (A VARIANCE OF 20') FOR THE
EXIST. GARAGE.

Special Review to
check if 2nd fl
can be added
see zone
also regulations

20' added to front from ST
2nd fl 46.4 x 22.4'

PLAT TO ACCOMPANY PETITION
FOR
SPECIAL EXCEPTION & YARD VARIANCES
AT

2 ROSE AVENUE (AT YORK RD.)

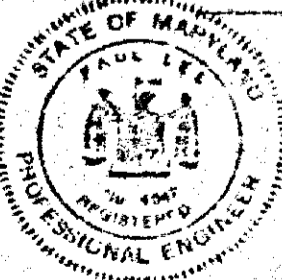
PETITIONED

ELECT. DIST. 8

BALTIMORE COUNTY, MD

SCALE: 1"=20'

Nov. 30, 1978



Paul Lee Engineering, Inc.
505 W. Pennsylvania Ave.
Towson, Maryland 21204

Pursuant to the advertisement, posting of property, and public hearing on the Petition and it appearing that by reason of the following finding of facts that:

Pursuant to the advertisement, posting of property, and public hearing on the Petition and it appearing that strict compliance with the Baltimore County Zoning Regulations would/would not result in practical difficulty and unreasonable hardship upon the Petitioner(s) and the granting of the variance(s) requested will/will not adversely affect the health, safety, and general welfare of the community, the variance(s) should /should not be granted.

Therefore, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this _____ day of _____, 19____, that the herein Petition for Variance(s) to permit

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BALTIMORE COUNTY
DEPARTMENT OF PUBLIC WORKS
TOWSON, MARYLAND 21204

HARRY J. PISTEL, P.E.
DIRECTOR

February 16, 1984

Mr. Arnold Jablon
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Re: Item #147 (1983-1984)
Property Owner: Alvin Wagenheim, et al
N/W cor. York Rd. and Rose Ave.
Acres: 0.36 District: 8th

Dear Mr. Jablon:

The following comments are furnished in regard to the plat submitted to this office for review by the Zoning Advisory Committee in connection with the subject item.

General:

The comments supplied in conjunction with the Zoning Advisory Committee review of this property for Item 142 (1975-1979) are referred to for your consideration.

Development of this property through stripping, grading and stabilization could result in a sediment pollution problem, damaging private and public holdings downstream of the property. A grading permit is, therefore, necessary for all grading, including the stripping of top soil.

The Petitioner must provide necessary drainage facilities (temporary or permanent) to prevent creating any nuisances or damages to adjacent properties, especially by the concentration of surface waters. Correction of any problem which may result, due to improper grading or improper installation of drainage facilities, would be the full responsibility of the Petitioner.

This office has no further comment in regard to the plan submitted for Zoning Advisory Committee review in connection with this Item 147 (1983-1984).

Very truly yours,

ROBERT A. MORTON, P.E., Chief
Bureau of Public Services

RAM:EAM:FWR:es

S-NE Key Sheet
56 NW 3 & 4 Pos. Sheets
NW 14 A Topo
51 Tax Map

Encls.

Mr. S. Eric DiNenna
Zoning Commissioner
County Office Building
Towson, Maryland 21204

February 7, 1979

Re: Item #142 (1978-1979)
Property Owner: F. Vernon Booser, et al
N/W cor. York Rd. & Rose St.
Existing Zoning: DR 16 & DR 3.5
Proposed Zoning: Special Exception for offices (IDCA 70-79X) and Variance to permit front and rear setbacks of 6' and 9.5' in lieu of the required 30' and a setback to the center of Rose Street of 31' in lieu of the required 50' for the existing dwelling to be converted to offices and a rear setback of 10' in lieu of the required 30' and a side setback of 10' in lieu of the required 25' for the existing garage to be converted to offices. Acres: 0.36 District: 8th

Dear Mr. DiNenna:

The following comments are furnished in regard to the plat submitted to this office for review by the Zoning Advisory Committee in connection with the subject item.

General:

Comments were supplied for the greater portion of this site Lots 1, 2, 13 and 14 Block "C" of Timonium Heights (N.W. 5, Polio 82) in connection with the Zoning Advisory Committee review for Item 19 Zoning Cycle V (April-October 1973) and Item 18 (1975-1976).

Comments were also supplied for this site, which includes Lots 15 and 16 as additional property for Project IDCA 78-79X. All of the above comments are referred to for your consideration.

This office has no further comment in regard to the plan submitted for Zoning Advisory Committee review in connection with this Item #142 (1978-1979).

Very truly yours,

(SIGNED) EDWARD A. MCDONOUGH
EDWARD A. MCDONOUGH, P.E., Chief
Bureau of Engineering

END:EAM:FWR:es

S-NE Key Sheet
56 & 57 NW 3 & 4 Pos. Sheets
NW 14 A Topo
51 Tax Map

BALTIMORE COUNTY, MARYLAND

SUBJECT: SUBDIVISION REVIEW COMMENTS DATE: January 17, 1979

FROM: Ellisworth N. Diver, P.E.
Chief, Bureau of Engineering

PROJECT NAME: Booser Property	IDCA PLAN	Y
PROJECT NUMBER: IDCA NO. 78-79X	PRELIMINARY PLAN	
LOCATION: Corner of York Road and Rose Street	TENTATIVE PLAN	
DISTRICT: BC3	DEVELOPMENT PLAN	
	FINAL PLAN	

This application for special exception (No. 78-79X) was received by the Development Design Approval Section on December 28, 1978, and we comment as follows:

General: (Urban Area)

Comments were supplied for this property in connection with the zoning Committee review for Item 19 Zoning Cycle V (April-October 1973) and Item 18 (1975-1976).

Water: (Townson 4th Zone of Water Service)

There are public 8 and 12-inch water mains in Rose Street and York Road, respectively. There are no problems with water service in this area. This property is within the Urban-Rural Demarcation Line and in an area designated "Existing Service" on Baltimore County Water Plan W-162, as amended. As the requested change in use will not adversely affect the system, this project is recommended for approval.

Sanitary Sewer: (Texas Interceptor - Texas Pumping Station - Roland Run - Jones Falls Interceptors - Mt. Washington Plume - Jones Falls Sewage Pumping Station - Back River Waste Water Treatment Plant) Texas Pumping Station - 9.90 mgd; Mt. Washington Plume - 27.00 mgd, restricted to 14.48 mgd

There is 8-inch public sanitary sewerage in Rose Street and York Road. No dry weather flow problems are reported in the area. This property is within the Urban-Rural Demarcation Line and in an area designated "Existing Service" on Baltimore County Sewerage Plan S-163, as amended. As the requested change in use will not adversely affect the system, this project is recommended for approval.

Storm Drains: (Beaver Dam Run - Western Run - Loch Raven Reservoir - Gunpowder Falls - Bird River - Gunpowder River - Chesapeake Bay)

This property is tributary to Loch Raven Reservoir via Beaver Dam Run. There are known flooding problems down stream. The Petitioner indicates a proposed increase of onsite impervious area of less than 1,000 square feet. As no appreciable increase of 100-year design storm runoff is anticipated, this project is recommended for approval. Estimated 100-year design storm runoff increase of 0.33 cfs.

SIGNED: EDWARD A. McDONOUGH
ELLISWORTH N. DIVER, P.E.
Chief, Bureau of Engineering

BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
TOWSON, MARYLAND 21204
494-3211

NORMAN E. GERBER
DIRECTOR

Mr. Arnold Jablon
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Re: Zoning Advisory Meeting of 12/24/83
Item # 147
Property Owner: Alvin Wagenheim, et al
Location: NW Cor. York Rd. & Rose St.

Dear Mr. Jablon:

The Division of Current Planning and Development has reviewed the subject petition and offers the following comments. The items checked below are applicable.

- ☒ There are no site planning factors requiring comment.
- ☒ A County Review Group Meeting is required.
- ☒ A County Review Group meeting was held and the minutes will be forwarded by the Bureau of Public Services.
- ☒ This site is part of a larger tract; therefore it is defined as a subdivision. The plan must show the entire tract.
- ☒ A record plat will be required and must be recorded prior to issuance of a building permit.
- ☒ The access is not satisfactory.
- ☒ The circulation on this site is not satisfactory.
- ☒ The parking arrangement is not satisfactory.
- ☒ Parking calculations must be shown on the plan.
- ☒ This property contains soils which are defined as wetlands, and development on these soils is prohibited.
- ☒ Construction in or alteration of the floodplain is prohibited under the provisions of Section 22-58 of the Development Regulations.
- ☒ Development of this site may constitute a potential conflict with the Baltimore County Master Plan.
- ☒ The amended Development Plan was approved by the Planning Board on 1/11/79.
- ☒ Landscaping should be provided on this site and shown on the plan.
- ☒ The property is located in a deficient service area as defined by B111 178-79. No building permit may be issued until a reserve capacity use Certificate has been issued. The deficient service is 15.
- ☒ The property is located in a traffic area controlled by a "D" level intersection as defined by B111 178-79, and as conditions change traffic capacity may become more limited. The Basic Service Areas are re-evaluated annually by the County Council.
- ☒ Additional comments:

More information regarding the drawings is required.

SIGNED: Eugene A. Boker
Eugene A. Boker
Chief, Current Planning and Development

BALTIMORE COUNTY
DEPARTMENT OF TRAFFIC ENGINEERING
TOWSON, MARYLAND 21204
494-3550

STEPHEN E. COLLINS
DIRECTOR

February 9, 1984

Mr. Arnold Jablon
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Item No. 143, 144, 145, 146, 147, and 149 Meeting of December 20, 1983

Property Owner:
Location:
Existing Zoning:
Proposed Zoning:

Acres:
District:

Dear Mr. Jablon:

The Department of Traffic Engineering has no comments for item numbers 143, 144, 145, 146, 147, and 149.

Michael S. Flanigan
Traffic Engineering Assoc. II

MSF/cmm

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Arnold Jablon, Zoning Commissioner
TO: Office of Planning and Zoning Date: February 13, 1984

FROM: Ian J. Forrest

SUBJECT: Zoning Variance Items
Meeting - December 20, 1983

The Baltimore County Department of Health has reviewed the following zoning items and does not anticipate any health hazards at this time regarding these items.

- Item # 143 - Michael Leaky
- Item # 144 - Martin K. Brushwiller
- Item # 145 - Ann Hath
- Item # 147 - Alvin Wagenheim, et al
- Item # 149 - R. William and Dorothy L. Callahan
- Item # 150 - Oliver Beach Improvement Assoc.

IJP/eth

Ian J. Forrest, Director
BUREAU OF ENVIRONMENTAL SERVICES

BALTIMORE COUNTY
FIRE DEPARTMENT
TOWSON, MARYLAND 21204
625-7310

PAUL H. REINKE
CHIEF

February 14, 1984

Mr. William Hammond
Zoning Commissioner
Office of Planning and Zoning
Baltimore County Office Building
Towson, Maryland 21204

Attention: Nick Commodari, Chairman
Zoning Plans Advisory Committee

RE: Property Owner: Alvin Wagenheim, et al
Location: NW/Cor. York Road and Rose Avenue
Item No.: 147 Zoning Agenda: Meeting of 12/20/83

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "X" are applicable and required to be corrected or incorporated into the final plans for the property.

- (x) 1. Fire hydrants for the referenced property are required and shall be located at intervals of 500 feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.
- () 2. A second means of vehicle access is required for the site.
- () 3. The vehicle dead end condition shown at EXCEEDS the maximum allowed by the Fire Department.
- () 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation.
- (x) 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1976 Edition prior to occupancy.
- () 6. Site plans are approved, as drawn.
- () 7. The Fire Prevention Bureau has no comments, at this time.

REVIEWED: [Signature] Approved: [Signature]
Planning Group Fire Prevention Bureau
Special Inspection Division

/mb

BALTIMORE COUNTY
DEPARTMENT OF PERMITS & LICENSES
TOWSON, MARYLAND 21204
494-3610

TED ZALENSKI JR.
DIRECTOR

Mr. Arnold Jablon, Zoning Commissioner
Office of Planning and Zoning
County Office Building
Towson, Maryland 21204

January 17, 1984

Dear Mr. Jablon:

Comments on Item # 147 Zoning Advisory Committee Meeting are as follows:

Property Owner: Alvin Wagenheim, et al
Location: NW/Cor. York Road and Rose Avenue
Existing Zoning: R.O. & D.R. 3.5
Proposed Zoning: Special hearing to approve an amendment to revised site plan for Case # 79-223-XA for a 2nd floor addition to existing garage, & variance to permit a side yard setback of 12' in lieu of the required 25', to permit a rear yard setback of 0' in lieu of the required 30', and to permit a rear yard setback of 2' in lieu of the required 30'.

Items checked below are applicable:

- ☒ All structures shall conform to the Baltimore County Building Code 1981/Council Bill 14-82 State of Maryland Code for the Handicapped and Aged; and other applicable Codes.
- ☒ A building & other permit shall be required before beginning construction.
- ☒ Residential: Three sets of construction drawings are required to file a permit application. Architect/Engineer seal is/is not required. Non-reproduced seals and signatures are required on Plans and Technical Data.
- ☒ Commercial: Three sets of construction drawings with a Maryland Registered Architect or Engineer shall be required to file a permit application.
- ☒ An exterior wall erected within 6'0" for Commercial uses or 3'0" for One & Two Family use group of an adjacent lot line shall be of one hour fire resistive construction, no openings permitted within 3'0" of lot lines. A firewall is required if construction is on the lot line, see Table 401, Line 2, Section 1407 and Table 1402, also Section 503.2.
- ☒ Requested variance appears to conflict with the Baltimore County Building Code, Section/s.
- ☒ A change of occupancy shall be applied for, along with an alteration permit application, and three required sets of drawings indicating how the structure will meet the Code requirements for the proposed change. Drawings may require a professional seal.
- ☒ Before this office can comment on the above structure, please have the owner, thru the services of a Registered in Maryland Architect or Engineer certify to this office that the structure for which a proposed change in use is proposed can comply with the height/area requirements of Table 505 and the required construction classification of Table 401.
- ☒ Comments: Show Handicapped Code compliance on plans.

NOTE: These comments reflect only on the information provided by the drawings submitted to the Office of Planning and Zoning and are not intended to be construed as the full extent of any permit. If desired, additional information may be obtained by visiting Room 122 (Plans Review) at 111 W. Chesapeake Ave., Towson.

Very truly yours,
Charles E. Burnham, Chief
Plans Review

CEB:es

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Arnold Jablon
TO: Zoning Commissioner Date: March 7, 1984

FROM: Norman E. Gerber, Director
Office of Planning and Zoning

SUBJECT: Alvin Wagenheim, et al
79-223-SPHA

It should be noted that a request by the petitioner for a change from D.R. 3.5 to R.O. zoning has been submitted to this office in the processing of the proposed 1984 Comprehensive Zoning Map. It is suggested that any proposal at this time would be premature in light of this map request.

Norman E. Gerber, Director
Office of Planning and Zoning

NEG/JGH/sf

BALTIMORE COUNTY, MARYLAND

PETITION FOR SPECIAL HEARING AND VARIANCES

8th Election District

ZONING: Petition for Special Hearing and Variances

LOCATION: Northwest corner of York Road and Rose Street

DATE & TIME: Monday, March 12, 1984 at 10:15 A.M.

PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:

Petition for Special Hearing under Section 500.7 of the Baltimore County Zoning Regulations, to determine whether or not the Zoning Commissioner and/or Deputy Zoning Commissioner should approve to amend and revise site plan for Case No. 79-223-XA for first and second floor additions to existing garage and addition to existing office building and Variances to permit side yard setbacks of 17 ft. and 12 ft. in lieu of the required 25 ft., to permit rear and side yard setbacks of 0 ft. in lieu of the required 30 ft. and to permit a rear yard setback of 2 ft. in lieu of the required 30 ft.

Being the property of Alvin Wagenheim, et al, as shown on plat plan filed with the Zoning Department.

In the event that these Petitions are granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be received in writing by the date of the hearing set above or made at the hearing.

BY ORDER OF
ARNOLD JABLON
ZONING COMMISSIONER
OF BALTIMORE COUNTY

PETITION FOR SPECIAL HEARING AND VARIANCES

8th Election District

ZONING: Petition for Special Hearing and Variances
 LOCATION: Northwest corner of York Road and Rose Street
 DATE & TIME: Monday, March 12, 1984 at 10:15 A.M.
 PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

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Being the property of Alvin Wagenheim, et al, as shown on plat plan filed with the Zoning Department.

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BY ORDER OF
 ARNOLD JABLON
 ZONING COMMISSIONER
 OF BALTIMORE COUNTY

Paul Lee P.E.

Paul Lee Engineering Inc.
 302 W. Pennsylvania Ave.
 Towson, Maryland 21204
 827-5211

DESCRIPTION

NO. 2 ROSE AVENUE

EIGHTH ELECTION DISTRICT - BALTIMORE COUNTY, MARYLAND

This Description is for a Special Hearing, and Yard Variances.

Beginning for the same at a point on the northwest side of Rose Avenue, said point being located at the end of the curve radius from the southwest side of York Road; said point located S 71°42'17" West 65 feet ± from the center line of York Road; thence binding on the northwest side of Rose Avenue (1) S 71°42'17" West 145.5 feet ± to intersect the existing "R-0" "DRJ-5" Zoning Line as shown on Zoning Map NW 14-A; thence leaving said Rose Avenue and binding on said zoning line in a northwesterly direction (2) N 18°17'43" West 126.00 feet, thence (3) N 71°42'17" East 50.5 feet ±; thence (4) S 18°17'43" East 80.00 feet; thence (5) N 71°42'17" East 94.00 feet, thence (6) S 18°17'43" East 24.54 feet; thence (7) N 86°15'31" East 23.87 feet to intersect the right of way line leading from York Road to Rose Avenue; thence binding on said line by a curve to the right (8) with a radius of 25.00 feet and a distance of 29.48 feet to the place of beginning.

Containing 0.36 acres of land more or less and known as No. 2 Rose Avenue, Baltimore County, Maryland.



Engineers — Surveyors — Site Planners 11/29/83



BALTIMORE COUNTY
 OFFICE OF PLANNING & ZONING
 TOWSON, MARYLAND 21204
 494-3333

ARNOLD JABLON
 ZONING COMMISSIONER

March 9, 1984

Mr. Alvin Wagenheim
 2326 York Road
 Timonium, Maryland 21093

Re: Petition for Special Hearing and Variances
 NW/corner York Rd. & Rose Street
 Alvin Wagenheim, et al - Petitioners
 Case No. 84-230-SPHA

Dear Mr. Wagenheim:

This is to advise you that \$58.96 is due for advertising and posting of the above property.

This fee must be paid and our zoning sign and post returned on the day of the hearing before an Order is issued. Do not remove sign until day of hearing.

Please make the check payable to Baltimore County, Maryland, and remit to Mrs. Arlene January, Zoning Office, Room 113, County Office Building, Towson, Maryland 21204, before the hearing.

Sincerely,

BALTIMORE COUNTY, MARYLAND
 OFFICE OF FINANCE - REVENUE DIVISION
 MISCELLANEOUS CASH RECEIPT

No. 128225

DATE March 19, 1984 ACCOUNT R-01-615-000

AMOUNT \$58.96

RECEIVED FROM Alvin E. Wagenheim
 FOR Advertising & Posting Case #84-230-SPHA

6 043*****562010 6152A

VALIDATION OR SIGNATURE OF CASHIER

IN RE: PETITIONS SPECIAL HEARING AND ZONING VARIANCES
 NW/corner of York Rd. and Rose Street - 8th Election District
 Alvin Wagenheim, et al
 Petitioners

BEFORE THE
 ZONING COMMISSIONER
 OF BALTIMORE COUNTY
 Case No. 84-230-SPHA

FINDINGS OF FACT AND CONCLUSIONS OF LAW

The Petitioners herein seek to amend the site plan filed in Case No. 79-223-XA to permit additions to two buildings previously granted a special exception for office buildings, and to allow variances to permit side yard setbacks of 17 feet and 12 feet instead of the required 25 feet and a rear yard setback of 2 feet instead of the required 30 feet for one (the former garage), and zero feet instead of the required 30 feet for a rear yard setback of the other (the former dwelling) as more fully shown on Petitioner's Exhibit 1.

The Petitioner, Alvin Wagenheim, appeared and testified. Testifying for the Petitioners was Paul Lee, a registered professional engineer. Also appearing were Pat Egan, John Dukes and Gordon Schwind, neighbors concerned about the development of the garage and the use of the property for storage and machinery rather than as office space. Testimony indicated that the property, then zoned D.R.16, was the subject of hearing before the then Zoning Commissioner, S. Eric DiNenna, Case No. 79-223-XA, the Petitioners were granted a special exception to convert an existing dwelling into office buildings, and an existing garage to office buildings, and variances for various setbacks. Subsequently, the Petitioners did convert the dwelling into office space, but not the garage which he has since used for storage. The Petitioners want to expand the garage and now use it for office space. After receiving the special exception, the Petitioners enclosed a porch and shed attached to the house and converted the entire structure into a new office building. Unfortunately, the site plan, and

variances permitted thereto, submitted in that case did not take these appurtenances into account, and, therefore, the Petitioners now needs to request a new variance of zero feet instead of the required 30 feet for a rear yard setback for the former dwelling. The former shed, now part of the office building, is on the property line.

The garage had an existing footing which adjoined it and was developed after the hearing. Again, unfortunately, this development was not shown on the original site plan and now the Petitioners need new variances to account for it, i.e., a rear yard setback of 2 feet, a side yard setback of 17 feet (the projection of the rear building line actually abuts the rear property line), and a side yard setback of 12 feet. Also, the Petitioners propose to construct a second floor to this existing garage of 54' x 22'.

The property had been rezoned to R.O. in 1980.

The Protestants are concerned that the garage was in a D.R.3.5 Zone, which would not allow for an office building. They are residents adjoining the Petitioners' property and share the concern that the garage will cause further deterioration of their residential area. They are not opposed to the former dwelling being an office building and do not want to force the Petitioners to tear down the expansions of the former dwelling and garage already completed. They only want to insure that there will not be further encroachment of their residential neighborhood by "commercial" development. It was explained that in fact the garage was in a D.R.16 Zone and the garage is and was not in a D.R.3.5 Zone. The Petitioners' property is oddly shaped but did include both buildings in its D.R. zoning category. It was also explained that further encroachment could not occur as long as current zoning is maintained. See Petitioner's Exhibit 1. In fact, a special exception was granted for both buildings. The expansion, as already completed and that proposed, will

(2)

not cause any additional adverse impact to that which was considered at the time the original special exception was granted, pursuant to Section 502.1 of the Baltimore County Zoning Regulations (BCZR).

Mr. Lee testified that, in his opinion, there would be a practical difficulty if the variances were not granted, and he stated that there would be no adverse impact on the health, safety, and general welfare of the community.

The Petitioners seek to amend the site plan pursuant to Section 500.7 and relief from Section 1802.28 (V.B.2, CDP), pursuant to Section 307, BCZR.

After due consideration of the evidence and testimony presented, it is determined that the amendment requested would not adversely affect the health, safety, and general welfare of the neighborhood.

An area variance may be granted where strict application of the zoning regulation to the Petitioners and their property would cause practical difficulty. *McLean v. Soley*, 270 Md. 208 (1973). To prove practical difficulty for an area variance, the Petitioners must meet the following:

- whether strict compliance with requirement would unreasonably prevent the use of the property for a permitted purpose or render conformance unnecessarily burdensome;
- whether the grant would do substantial injustice to applicant as well as other property owners in the district or whether a lesser relaxation than that applied for would give substantial relief; and
- whether relief can be granted in such fashion that the spirit of the ordinance will be observed and public safety and welfare secured.

Anderson v. Bd. of Appeals, Town of Chesapeake Beach, 22 Md. App. 28 (1974).

It is clear from the testimony that if the variances were granted, such use as proposed would not be contrary to the spirit of the BCZR and would not result in substantial detriment to the public good.

After due consideration of the testimony and evidence presented, it is clear that a practical difficulty or unreasonable hardship would result if the instant variances were not granted. It has been established that the requirement the

(3)

February 14, 1984

Mr. Alvin Wagenheim and
 Mr. Walter Frazier
 2326 York Road
 Timonium, Maryland 21093

NOTICE OF HEARING

Re: Petition for Special Hearing and Variances
 NW/corner of York Road and Rose Street
 Alvin Wagenheim, et al - Petitioners
 Case No. 84-230-SPHA

TIME: 10:15 A.M.

DATE: Monday, March 12, 1984

PLACE: Room 106, County Office Building, 111 West Chesapeake Avenue, Towson, Maryland

Arnold Jablon
 Zoning Commissioner
 of Baltimore County

BALTIMORE COUNTY, MARYLAND
 OFFICE OF FINANCE - REVENUE DIVISION
 MISCELLANEOUS CASH RECEIPT

No. 124002

DATE 12/9/83 ACCOUNT R-01-615-000

AMOUNT \$58.96

RECEIVED FROM Alvin E. Wagenheim
 FOR Advertising & Posting Case #84-230-SPHA

6 043*****562010 6152A

VALIDATION OR SIGNATURE OF CASHIER

Petitioners seek relief from here would unduly restrict the use of the land due to the special conditions unique to this particular parcel. In addition, the variances requested will not be detrimental to the public health, safety, and general welfare.

Pursuant to the advertisement, posting of the property, and public on this Petition held, and for the reasons given above, the requested amendments and variances should be granted.

Therefore, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 14th day of March, 1984, that the Petition for Special Hearing to amend the site plan filed in Case No. 79-223-XA to permit additions to two buildings and, additionally, the Petition for Variances to permit side yard setbacks of 17 feet and 12 feet instead of the required 25 feet and a rear yard setback of 2 feet instead of the required 30 feet for one (the former garage), and zero feet instead of the required 30 feet for a rear yard setback of the other (the former dwelling) are hereby GRANTED, from and after the date of this Order, subject, however, to the following restrictions:

- The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at his own risk until such time as the applicable appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioners would be required to return, and be responsible for returning, said property to its original condition.
- The Petitioners' property shall be used solely for offices and not for storage of merchandise or equipment. Deliveries of equipment and storage of same shall not be permitted.
- The parking areas shall be durable and dustless, and be pursuant to Section IX.A.2 (CDP), either (a) a bituminous concrete surface over a suitable base; or (b) a Portland-cement concrete surface over a suitable base; or (c) 2 or more applications of bituminous surface treatment over a suitable base.

Arnold Jablon
 Zoning Commissioner of
 Baltimore County

(4)

ORDER RECEIVED FOR FILING

DATE March 14, 1984

BY Mary Campbell

ORDER RECEIVED FOR FILING

DATE March 14, 1984

BY Mary Campbell

ORDER RECEIVED FOR FILING

DATE March 14, 1984

BY Mary Campbell

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DATE March 14, 1984

BY Mary Campbell

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The garage had an existing footing which adjoined it, in fact, a special exception was granted for both buildings. The expansion as already completed and that proposed will not cause any additional adverse impact to that which was considered at the

IN RE: PETITIONERS SPECIAL HEARING AND
ZONING VARIANCES
NW/corner of York Rd. and Rose
Street - 8th Election District
Alvin Wagenheim, et al
Petitioners
Case No. 84-230-SHA

FINDINGS OF FACT AND CONCLUSIONS OF LAW

The Petitioners herein seek to amend the site plan filed in Case No. 79-223-KA to permit additions to two buildings previously granted a special exception for office buildings, and to allow variances to permit side yard setbacks of 17 feet and 12 feet instead of the required 25 feet and a rear yard setback of 2 feet instead of the required 30 feet for one (the former garage), and zero feet instead of the required 30 feet for a rear yard setback of the other (the former dwelling) as more fully shown on Petitioner's Exhibit 1.

The Petitioner, Alvin Wagenheim, appeared and testified. Testifying for the Petitioners was Paul Lee, a registered professional engineer. Also appearing were Pat Egan, John Dukes and Gordon Schwind, neighbors concerned about the development of the garage and the use of the property for storage and machinery rather than as office space.

Testimony indicated that the property, then zoned D.R.16, was the subject of a hearing before the then Zoning Commissioner, S. Eric DiNenna, Case No. 79-223-KA, where the Petitioners were granted a special exception to convert an existing dwelling and an existing garage to office buildings, and variances for various setbacks. Subsequently, the Petitioners did convert the dwelling into office space, but not the garage which he has since used for storage. The Petitioners want to expand the garage and now use it for office space. After receiving the special exception, the Petitioners enclosed a porch and shed attached to the house and converted the entire structure into a new office building. Unfortunately, the site plan, and

not cause any additional adverse impact to that which was considered at the time the original special exception was granted, pursuant to Section 502.1 of the Baltimore County Zoning Regulations (BCZR).

Mr. Lee testified that, in his opinion, there would be a practical difficulty if the variances were not granted, and he stated that there would be no adverse impact on the health, safety, and general welfare of the community.

The Petitioners seek to amend the site plan pursuant to Section 500.7 and relief from Section 1802.2B (V.B.2, CMDF), pursuant to Section 307, BCZR.

After due consideration of the evidence and testimony presented, it is determined that the amendment requested would not adversely affect the health, safety, and general welfare of the neighborhood.

An area variance may be granted where strict application of the zoning regulation to the Petitioners and their property would cause practical difficulty.

McLean v. Soley, 270 Md. 208 (1973). To prove practical difficulty for an area variance, the Petitioners must meet the following:

1. whether strict compliance with requirement would unreasonably prevent the use of the property for a permitted purpose or render conformance unnecessarily burdensome;
2. whether the grant would do substantial injustice to applicant as well as other property owners in the district or whether a lesser relaxation than that applied for would give substantial relief; and
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Anderson v. Bd. of Appeals, Town of Chesapeake Beach, 22 Md. App. 28 (1974).

It is clear from the testimony that if the variances were granted, such use as proposed would not be contrary to the spirit of the BCZR and would not result in substantial detriment to the public good.

After due consideration of the testimony and evidence presented, it is clear that a practical difficulty or unreasonable hardship would result if the instant variances were not granted. It has been established that the requirement the

(3)

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

March 2, 1984

COUNTY OFFICE BLDG.
111 W. Chesapeake Ave.
Towson, Maryland 21204

000

Nicholas B. Condonari

Chairman

MEMBERS

Bureau of Engineering

Department of Traffic Engineering

State Roads Commission

Bureau of Fire Prevention

Health Department

Project Planning

Building Department

Board of Education

Zoning Administration

Industrial Development

Mr. Alvin Wagenheim and
Mr. Walter Frazier
2326 York Road
Timonium, Maryland 21093

RE: Case No. 84-230-SHA (Item No. 117)
Petitioner - Alvin Wagenheim, et al
Special Hearing and Variance Petition

Dear Gentlemen:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above referenced petition. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. The Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

This combination hearing is required in order to legalize the setback of the westerly portion of the existing office building and to construct an addition to the existing garage to be utilized for office space and to legalize the setbacks of said structure. As you are aware the previous hearing (Case #79-223-KA) allowed office use on this site.

Enclosed are all comments submitted from the members of the Committee at this time that offer or request information on your petition. If similar comments from the remaining members are received, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

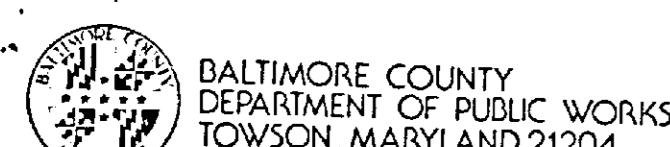
Very truly yours,

Nicholas B. Condonari
NICHOLAS B. CONDONARI
Chairman
Zoning Advisory Committee

ENCLOSURE

Enclosures

cc: Paul Lee Engineering, Inc.
304 W. Pennsylvania Avenue
Towson, Maryland 21204



HARRY J. PISTEL, P.E.
DIRECTOR

February 16, 1984

Mr. Arnold Jablon
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Re: Item #147 (1983-1984)
Property Owner: Alvin Wagenheim, et al
N/W cor. York Rd. and Rose Ave.
Acres: 0.36 District: 8th

Dear Mr. Jablon:

The following comments are furnished in regard to the plat submitted to this office for review by the Zoning Advisory Committee in connection with the subject item.

General:

The comments supplied in conjunction with the Zoning Advisory Committee review of this property for Item 142 (1978-1979) are referred to for your consideration.

Development of this property through stripping, grading and stabilization could result in a sediment pollution problem, damaging private and public holdings downstream of the property. A grading permit is, therefore, necessary for all grading, including the stripping of top soil.

The Petitioner must provide necessary drainage facilities (temporary or permanent) to prevent creating any nuisances or damages to adjacent properties, especially by the concentration of surface waters. Correction of any problem which may result, due to improper grading or improper installation of drainage facilities, would be the full responsibility of the Petitioner.

This office has no further comment in regard to the plan submitted for Zoning Advisory Committee review in connection with this Item 147 (1983-1984).

Very truly yours,

Robert A. Morton
ROBERT A. MORTON, P.E., Chief
Bureau of Public Services

RAM:EAM:FWR:ss

8-NE Key Sheet
56 NW 3 & 4 Pos. Sheets
NW 14 A Topo
51 Tax Map

Encls.

February 7, 1979

Mr. S. Eric DiNenna
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Re: Item #142 (1978-1979)
Property Owner: F. Vernon Booser, et al
N/W cor. York Rd. & Rose St.
Existing Zoning: DR 16 & DR 3.5
Proposed Zoning: Special Exception for offices (IDCA 70-79X) and Variance to permit front and rear setbacks of 6' and 9.5' in lieu of the required 30' and a setback to the center of Rose Street of 31' in lieu of the required 50' for the existing dwelling to be converted to offices and a rear setback of 10' in lieu of the required 30' and a side setback of 10' in lieu of the required 25' for the existing garage to be converted to offices. Acres: 0.36 District: 8th

Dear Mr. DiNenna:

The following comments are furnished in regard to the plat submitted to this office for review by the Zoning Advisory Committee in connection with the subject item.

General:

Comments were supplied for the greater portion of this site Lots 1, 2, 13 and 14 Block "C" of Timonium Heights (M.P.W. 5, Folio 82) in connection with the Zoning Advisory Committee review for Item 19 Zoning Cycle V (April-October 1973) and Item 18 (1975-1976).

Comments were also supplied for this site, which includes Lots 15 and 16 as additional property for Project IDCA 78-79X. All of the above comments are referred to for your consideration.

This office has no further comment in regard to the plan submitted for Zoning Advisory Committee review in connection with this Item #142 (1978-1979).

Very truly yours,

Ellsworth M. Diver
ELLSWORTH M. DIVER, P.E.
Chief, Bureau of Engineering

END:EAM:FWR:ss

8-NE Key Sheet
56 & 57 NW 3 & 4 Pos. Sheets
NW 14 A Topo
51 Tax Map

BALTIMORE COUNTY, MARYLAND

SUBJECT: SUBDIVISION REVIEW COMMENTS

DATE: January 17, 1979

FROM: Ellsworth M. Diver, P.E.
Chief, Bureau of Engineering

PROJECT NAME:	Booser Property	IDCA PLAN	X
PROJECT NUMBER:	IDCA NO. 78-79X	PRELIMINARY PLAN	
LOCATION:	Corner of York Road and Rose Street	INTERIM PLAN	
DISTRICT:	BC3	DEVELOPMENT PLAN	
		FINAL PLAN	

This application for special exception (No. 78-79X) was received by the Developers Design Approval Section on December 28, 1978, and we comment as follows:

General: (Urban Area)

Comments were supplied for this property in connection with the Zoning Committee review for Item 19 Zoning Cycle V (April-October 1973) and Item 18 (1975-1976).

Water: (Towson 4th Zone of Water Service)

There are public 8 and 12-inch water mains in Rose Street and York Road, respectively. There are no problems with water service in this area. This property is within the Urban-Rural Designation Line and in an area designated "Existing Service" on Baltimore County Water Plan W-16B, as amended. As the requested change in use will not adversely affect the system, this project is recommended for approval.

Sanitary Sewer: (Texas Interceptor - Texas Pumping Station - Roland Run - Jones Falls Interceptor - Mt. Washington Flume - Jones Falls Sewage Pumping Station - Back River Waste Water Treatment Plant) Texas Pumping Station - 9.90 mgd; Mt. Washington Flume - 27.00 mgd, restricted to 14.48 mgd

There is 8-inch public sanitary sewerage in Rose Street and York Road. No dry weather flow problems are reported in the area. This property is within the Urban-Rural Designation Line and in an area designated "Existing Service" on Baltimore County Sewerage Plan S-16B, as amended. As the requested change in use will not adversely affect the system, this project is recommended for approval.

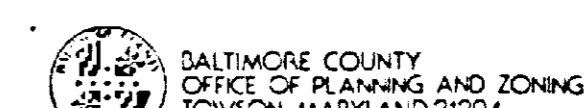
Storm Drains: (Beaver Dam Run - Western Run - Loch Raven Reservoir - Gunpowder Falls - Bird River - Gunpowder River - Chesapeake Bay)

This property is tributary to Loch Raven Reservoir via Beaver Dam Run. There are known flooding problems downstream. The Petitioner indicates a proposed increase of onsite impervious area of less than 11,000 square feet. As no appreciable increase of 100-year design storm runoff is anticipated, this project is recommended for approval. Estimated 100-year design storm runoff increase of 0.33 cfs.

(SIGNED) EDWARD A. McDONOUGH

ELLSWORTH M. DIVER, P.E.
Chief, Bureau of Engineering

END:EAM:FWR:ss



NORMAN E. GENDER
DIRECTOR

Mr. Arnold Jablon
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Re: Zoning Advisory Meeting of 12/25/78
Item # 147
Property Owner: Alvin Wagenheim, et al
Location: NW cor. York Rd. & Rose Ave.

Dear Mr. Jablon:

The Division of Current Planning and Development has reviewed the subject petition and offers the following comments. The items checked below are applicable.

- () There are no site planning factors requiring comment.
- () A County Review Group Meeting is required.
- () A County Review Group Meeting was held and the minutes will be forwarded by the Bureau of Public Services.
- () This site is part of a larger tract; therefore it is defined as a subdivision. The plan must show the entire tract.
- () A record plat will be required and must be recorded prior to issuance of a building permit.
- () The access is not satisfactory.
- () The circulation on this site is not satisfactory.
- () The parking arrangement is not satisfactory.
- () The parking calculations must be shown on the plan.
- () This property contains soils which are defined as wetlands, and development on these soils is prohibited.
- () Construction in or alteration of the floodplain is prohibited under the provisions of Section 22-98 of the Development Regulations.
- () Development of this site may constitute a potential conflict with the Baltimore County Master Plan.
- () The amended Development Plan was approved by the Planning Board on 1/11/79.
- () Anticipating should be provided on this site and shown on the plan.
- () The property is located in a deficient service area as defined by Bill 178-79. No building permit may be issued until a Reserve Capacity Use Certificate has been issued. The deficient service is:
- () The property is located in a traffic area controlled by a "D" level intersection as defined by Bill 178-79, and as conditions change traffic capacity may become more limited. The Basic Services Areas are re-evaluated annually by the County Council.
- () Additional comments:

Norman E. Gender
NORMAN E. GENDER
Director, Current Planning and Development

Eugene A. Boller
EUGENE A. BOLLER
Chief, Current Planning and Development

variances permitted thereto, submitted in that case did not take these appurtenances into account, and, therefore, the Petitioners now needs to request a new variance of zero feet instead of the required 10 feet for a rear yard setback for the former dwelling. The former shed, now part of the office building, is on the property line.

The garage had an existing footing which adjoined it and was developed after the hearing. Again, unfortunately, this development was not shown on the original site plan and now the Petitioners need new variances to account for it, i.e., a rear yard setback of 2 feet, a side yard setback of 17 feet (the projection of the rear building line actually abuts the rear property line), and a side yard setback of 12 feet. Also, the Petitioners propose to construct a second floor to this existing garage of 54' x 22'.

The property had been rezoned to R.O. in 1980. The Protestants are concerned that the garage was in a D.R.3.5 Zone, which would not allow for an office building. They are residents adjoining the Petitioners' property and share the concern that the garage will cause further deterioration of their residential area. They are not opposed to the former dwelling being an office building and do not want to force the Petitioners to tear down the expansions of the former dwelling and garage already completed. They only want to insure that there will not be further encroachment of their residential neighborhood by "commercial" development. It was explained that in fact the garage was in a D.R.16 Zone and the special exception granted covered not only the dwelling but the garage as well. The garage is and was not in a D.R.3.5 Zone. The Petitioners' property is oddly shaped but did include both buildings in its D.R. zoning category. It was also explained that further encroachment could not occur as long as current zoning is maintained. See Petitioner's Exhibit 1. In fact, a special exception was granted for both buildings. The expansion, as already completed and that proposed, will

(2)

IN RE: PETITIONERS SPECIAL HEARING AND ZONING VARIANCES NW/Corner of York Rd. and Rose Street - 8th Election District Alvin Wagenheim, et al Petitioners

BEFORE THE ZONING COMMISSIONER OF BALTIMORE COUNTY Case No. 84-230-SFHA

FINDINGS OF FACT AND CONCLUSIONS OF LAW

The Petitioners herein seek to amend the site plan filed in Case No. 79-223-XA to permit additions to two buildings previously granted a special exception for office buildings, and to allow variances to permit side yard setbacks of 17 feet and 12 feet instead of the required 25 feet and a rear yard setback of 2 feet instead of the required 30 feet for one (the former garage), and zero feet instead of the required 30 feet for a rear yard setback of the other (the former dwelling) as more fully shown on Petitioner's Exhibit 1.

The Petitioner, Alvin Wagenheim, appeared and testified. Testifying for the Petitioners was Paul Lee, a registered professional engineer. Also appearing were Pat Egan, John Du'nes and Gordon Schwind, neighbors concerned about the development of the garage and the use of the property for storage and machinery rather than as office space.

Testimony indicated that the property, then zoned D.R.16, was the subject of a hearing before the then Zoning Commissioner, S. Eric DiNenna, Case No. 79-223-XA, where the Petitioners were granted a special exception to convert an existing dwelling and an existing garage to office buildings, and variances for various setbacks. Subsequently, the Petitioners did convert the dwelling into office space, but not the garage which he has since used for storage. The Petitioners wants to expand the garage and now use it for office space. After receiving the special exception, the Petitioners enclosed a porch and shed attached to the house and converted the entire structure into a new office building. Unfortunately, the site plan, and

Petitioners seek relief from here would unduly restrict the use of the land due to the special conditions unique to this particular parcel. In addition, the variances requested will not be detrimental to the public health, safety, and general welfare.

Pursuant to the advertisement, posting of the property, and public on this Petition held, and for the reasons given above, the requested amendments and variances should be granted.

Therefore, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 14th day of March, 1984, that Petition for Special Hearing to amend the site plan filed in Case No. 79-223-XA to permit additions to two buildings and, additionally, the Petition for Variances to permit side yard setbacks of 17 feet and 12 feet instead of the required 25 feet and a rear yard setback of 2 feet instead of the required 30 feet for one (the former garage), and zero feet instead of the required 30 feet for a rear yard setback of the other (the former dwelling) are hereby GRANTED, from and after the date of this Order, subject, however, to the following restrictions:

1. The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at his own risk until such time as the applicable appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioners would be required to return, and be responsible for returning, said property to its original condition.
2. The Petitioners' property shall be used solely for offices and not for storage of merchandise or equipment. Deliveries of equipment and storage of same shall not be permitted.
3. The parking areas shall be durable and dustless, and be pursuant to Section IX.A.2 (CMP), either (a) a bituminous concrete surface over a suitable base; or (b) a Portland-cement concrete surface over a suitable base; or (c) 2 or more applications of bituminous surface treatment over a suitable base.

Carol
Zoning Commissioner of Baltimore County

(4)

not cause any additional adverse impact to that which was considered at the time the original special exception was granted, pursuant to Section 502.1 of the Baltimore County Zoning Regulations (BCZR).

Mr. Lee testified that, in his opinion, there would be a practical difficulty if the variances were not granted, and he stated that there would be no adverse impact on the health, safety, and general welfare of the community.

The Petitioners seek to amend the site plan pursuant to Section 500.7 and relief from Section 1B02.2B (V.B.2, CMP), pursuant to Section 307, BCZR.

After due consideration of the evidence and testimony presented, it is determined that the amendment requested would not adversely affect the health, safety, and general welfare of the neighborhood.

An area variance may be granted where strict application of the zoning regulation to the Petitioners and their property would cause practical difficulty. McLean v. Soley, 270 Md. 208 (1973). To prove practical difficulty for an area variance, the Petitioners must meet the following:

1. whether strict compliance with requirement would unreasonably prevent the use of the property for a permitted purpose or render conformance unnecessarily burdensome;
2. whether the grant would do substantial injustice to applicant as well as other property owners in the district or whether a lesser relaxation than that applied for would give substantial relief; and
3. whether relief can be granted in such fashion that the spirit of the ordinance will be observed and public safety and welfare secured.

Anderson v. Bd. of Appeals, Town of Chesapeake Beach, 22 Md. App. 28 (1974).

It is clear from the testimony that if the variances were granted, such use as proposed would not be contrary to the spirit of the BCZR and would not result in substantial detriment to the public good.

After due consideration of the testimony and evidence presented, it is clear that a practical difficulty or unreasonable hardship would result if the instant variances were not granted. It has been established that the requirement the

(3)

BALTIMORE COUNTY
FIRE DEPARTMENT
TOWSON, MARYLAND 21204
825-7010

PAUL H. RENCKE
CHIEF

February 14, 1984

Mr. William Hammond
Zoning Commissioner
Office of Planning and Zoning
Baltimore County Office Building
Towson, Maryland 21204

Attention: Nick Connors, Chairman
Zoning Plans Advisory Committee

RE: Property Owner: Alvin Wagenheim, et al

Location: NW/Cor. York Road and Rose Avenue

Item No.: 147

Zoning Agenda: Meeting of 12/20/83

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "X" are applicable and required to be corrected or incorporated into the final plans for the property.

- (X) 1. Fire hydrants for the referenced property are required and shall be located at intervals or 300 feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.

- () 2. A second means of vehicle access is required for the site.

- () 3. The vehicle dead end condition shown at _____ EXCEEDS the maximum allowed by the Fire Department.

- () 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation.

- (X) 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1976 Edition prior to occupancy.

- () 6. Site plans are approved, as drawn.

- () 7. The Fire Prevention Bureau has no comments, at this time.

REVIEWED BY: *Pat Lee* 2/15/84 Noted and Approved: *George M. Hageman*
Planning Group Fire Prevention Bureau
Special Inspection Division

/mb

BALTIMORE COUNTY
DEPARTMENT OF PERMITS & LICENSES
TOWSON, MARYLAND 21204
494-3000

112 JALISA J.
DIRECTOR

Mr. Arnold Jablon, Zoning Commissioner
Office of Planning and Zoning
County Office Building
Towson, Maryland 21204

January 17, 1984

Dear Mr. Jablon:

Comments on Item # 117 Zoning Advisory Committee Meeting are as follows:

Property Owner: Alvin Wagenheim, et al
Location: NW/Cor. York Road and Rose Avenue
Existing Zoning: D.R. 3.5
Proposed Zoning: Special hearing to approve an amendment to revised site plan for Case #79-223-XA for a 2nd floor addition, existing garage, & variance to permit a side yard setback of 17' in lieu of the required 25', to permit a rear yard setback of 12' in lieu of the required 30', and to permit a rear yard setback of 2' in lieu of the required 30'.

Acres: 0.36
District: 8th.

The items checked below are applicable:

- (A) All structures shall conform to the Baltimore County Building Code 1987/Council Bill 14-82 State of Maryland Code for the Handicapped and Aged; and other applicable Codes.
- (B) A building/ & other / permit shall be required before beginning construction.
- (C) Residential: Three sets of construction drawings are required to file a permit application. Architect/Engineer seal is/is not required. Non-reproduced seals and signatures are required on Plans and Technical Data.
- (D) Commercial: Three sets of construction drawings with a Maryland Registered Architect or Engineer shall be required to file a permit application.
- (E) An exterior wall erected within 6'0" for commercial uses or 3'0" for One & Two Family use group of an adjacent lot line shall be of one hour fire resistive construction, no opening permitted within 3'0" of lot lines. A firewall is required if construction is on the lot line, see Table 401, Line 2, Section 1107 and Table 1102, also Section 503.2.
- (F) Requested variance appears to conflict with the Baltimore County Building Code, Section 4.
- (G) A change of occupancy shall be applied for, along with an alteration permit application, and three required sets of drawings indicating how the structure will meet the O's requirements for the proposed change. Drawings may require a professional seal.
- (H) Before this office can comment on the above structure, please have the owner, thru the services of a Registered in Maryland Architect or Engineer certify to this office, that the structure for which a proposed change in use is proposed can comply with the Height/Area requirements of Table 502 and the required construction classification of Table 401.
- (I) Comments: Show Handicapped Code compliance on plans.

NOTE: These comments reflect only on the information provided by the drawings submitted to the Office of Planning and Zoning and are not intended to be construed as the full extent of any permit. If desired, additional information may be obtained by visiting Room 122 (Plans Review) at 111 W. Chesapeake Ave., Towson.

Very truly yours,
Charles E. Burman
Charles E. Burman, Chief
Plans Review

CEB:es

BALTIMORE COUNTY
OFFICE OF PLANNING & ZONING
TOWSON, MARYLAND 21204
494-3353

ARNOLD JABLON
ZONING COMMISSIONER

March 14, 1984

Mr. Alvin Wagenheim
2326 York Road
Timonium, Maryland 21093

RE: Petitioners Special Hearing and Variances NW/Corner of York Rd. and Rose St. - 8th Election District Alvin Wagenheim, et al - Petitioners NO. 84-230-SFHA (Item No. 147)

Dear Mr. Wagenheim:

I have this date passed my Order in the above captioned matter in accordance with the attached.

Very truly yours,

Carol
ARNOLD JABLON
Zoning Commissioner

AJ/mc

Attachments

cc: Mr. Gordon Schwind
107 Rose Street
Timonium, Maryland 21093

People's Counsel

1/26 - letter to Paul Lee about plan and he will review plan & include changes

2/3 - will submit revised plan showing 17' setback on side



variances permitted thereto, submitted in that case did not take these appurtenances into account, and, therefore, the Petitioners now needs to request a new variance of zero feet instead of the required 30 feet for a rear yard setback for the former dwelling. The former shed, now part of the office building, is on the property line.

The garage had an existing footing which adjoined it and was developed after the hearing. Again, unfortunately, this development was not shown on the original site plan and now the Petitioners need new variances to account for it, i.e., a rear yard setback of 2 feet, a side yard setback of 17 feet (the projection of the rear building line actually abuts the rear property line), and a side yard setback of 12 feet. Also, the Petitioners propose to construct a second floor to this existing garage of 54' x 22'.

The property had been rezoned to R.O. in 1980.

The Protestants are concerned that the garage was in a D.R.3.5 Zone, which would not allow for an office building. They are residents adjoining the Petitioners' property and share the concern that the garage will cause further deterioration of their residential area. They are not opposed to the former dwelling being an office building and do not want to force the Petitioners to tear down the expansions of the former dwelling and garage already completed. They only want to insure that there will not be further encroachment of their residential neighborhood by "commercial" development. It was explained that in fact the garage was in a D.R.16 Zone and the special exception granted covered not only the dwelling but the garage as well. The garage is and was not in a D.R.3.5 Zone. The Petitioners' property is oddly shaped but did include both buildings in its D.R. zoning category. It was also explained that further encroachment could not occur as long as current zoning is maintained. See Petitioner's Exhibit 1. In fact, a special exception was granted for both buildings. The expansion, as already completed and that proposed, will

(2)

Petitioners seek relief from here would unduly restrict the use of the land due to the special conditions unique to this particular parcel. In addition, the variances requested will not be detrimental to the public health, safety, and general welfare.

Pursuant to the advertisement, posting of the property, and public on this Petition held, and for the reasons given above, the requested amendments and variances should be granted.

Therefore, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 14th day of March, 1984, that the Petition for Special Hearing to amend the site plan filed in Case No. 79-223-XA to permit additions to two buildings and, additionally, the Petition for Variance to permit side yard setbacks of 17 feet and 12 feet instead of the required 25 feet and a rear yard setback of 2 feet instead of the required 30 feet for one (the former garage), and zero feet instead of the required 30 feet for a rear yard setback of the other (the former dwelling) are hereby GRANTED, from and after the date of this Order, subject, however, to the following restrictions:

1. The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at his own risk until such time as the applicable appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioners would be required to return, and be responsible for returning, said property to its original condition.
2. The Petitioners' property shall be used solely for offices and not for storage of merchandise or equipment. Deliveries of equipment and storage of same shall not be permitted.
3. The parking areas shall be durable and dustless, and be pursuant to Section IX.A.2 (CMPD), either (a) a bituminous concrete surface over a suitable base; or (b) a Portland-cement concrete surface over a suitable base; or (c) 2 or more applications of bituminous surface treatment over a suitable base.

[Signature]
Zoning Commissioner of
Baltimore County

RE: PETITION FOR SPECIAL HEARING : BEFORE THE ZONING COMMISSIONER
PETITION FOR VARIANCES : OF BALTIMORE COUNTY
NW Corner of York Rd. &
Rose St., 8th District
ALVIN WAGENHEIM, et al,
Petitioners
Case No. 84-230-SPHA

ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the above-captioned matter. Notices should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order.

[Signature]
Phyllis Cole Friedman
People's Counsel for Baltimore County

[Signature]
Peter Max Zimmerman
Deputy People's Counsel
Rm. 223, Court House
Towson, MD 21204
494-2188

I HEREBY CERTIFY THIS 22nd day of February, 1984, that a copy of the foregoing Entry of Appearance was mailed to Mr. Alvin Wagenheim, 2326 York Road, Timonium, MD 21093, and Mr. Walter M. Frazier, 720 Morningside Road, Towson, MD 21204, Petitioners.

[Signature]
Phyllis Cole Friedman
Phyllis Cole Friedman

Mr. Alvin Wagenheim
2326 York Road
Timonium, Md. 21093

Paul Lee Engineering
304 W. Pennsylvania Ave
Towson, Md. 21204

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Your petition has been received and accepted for filing this
3rd day of February, 1984.

[Signature]
ARNOLD JARLOW
Zoning Commissioner

Petitioner: Alvin Wagenheim, et al
Petitioner's Attorney

Received by: *[Signature]*
Nicholas J. Commodari
Chairman, Zoning Plans
Advisory Committee

CERTIFICATE OF PUBLICATION

TOWSON, MD., February 23, 1984

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., on the 23rd day of February, 1984, before the 12th day of March, 1984, the last publication appearing on the 23rd day of February, 1984.

THE JEFFERSONIAN,
[Signature]
Manager.

Cost of Advertisement, \$ 210

PETITION FOR SPECIAL HEARING AND VARIANCES

8th Election District
Location: Northwest corner of York Road and Rose Street
DATE & TIME: Monday, March 12, 1984 at 10:15 A.M.
PUBLIC HEARING: Room 110, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:

Petition for Special Hearing and Variance to amend and revise the Zoning Ordinance and Regulations of Baltimore County, to determine whether or not the Zoning Ordinance and Regulations should be amended and revised to allow for a second floor addition to existing office building and Variance to permit side yard setbacks of 17 feet and 12 feet in lieu of the required setbacks of 25 feet and a rear yard setback of 2 feet in lieu of the required 30 feet in lieu of the required 30 feet in lieu of the required 30 feet.

It is the order of the Zoning Commission, that this Petition be heard on the 23rd day of February, 1984, at 10:15 A.M. in Room 110 of the County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland.

By Order of:
ARNOLD JARLOW
Zoning Commissioner of Baltimore County

DUPLICATE CERTIFICATE OF PUBLICATION

TOWSON, MD., February 23, 1984

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., on the 23rd day of February, 1984, before the 12th day of March, 1984, the last publication appearing on the 23rd day of February, 1984.

THE JEFFERSONIAN,
[Signature]
Manager.

Cost of Advertisement, \$ 210

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY

Towson, Maryland 84-230-SPHA

District: 8th Date of Posting: 2-24-84

Posted for: Arnold Jarlow and Nicholas J. Commodari

Petitioner: Alvin Wagenheim, et al

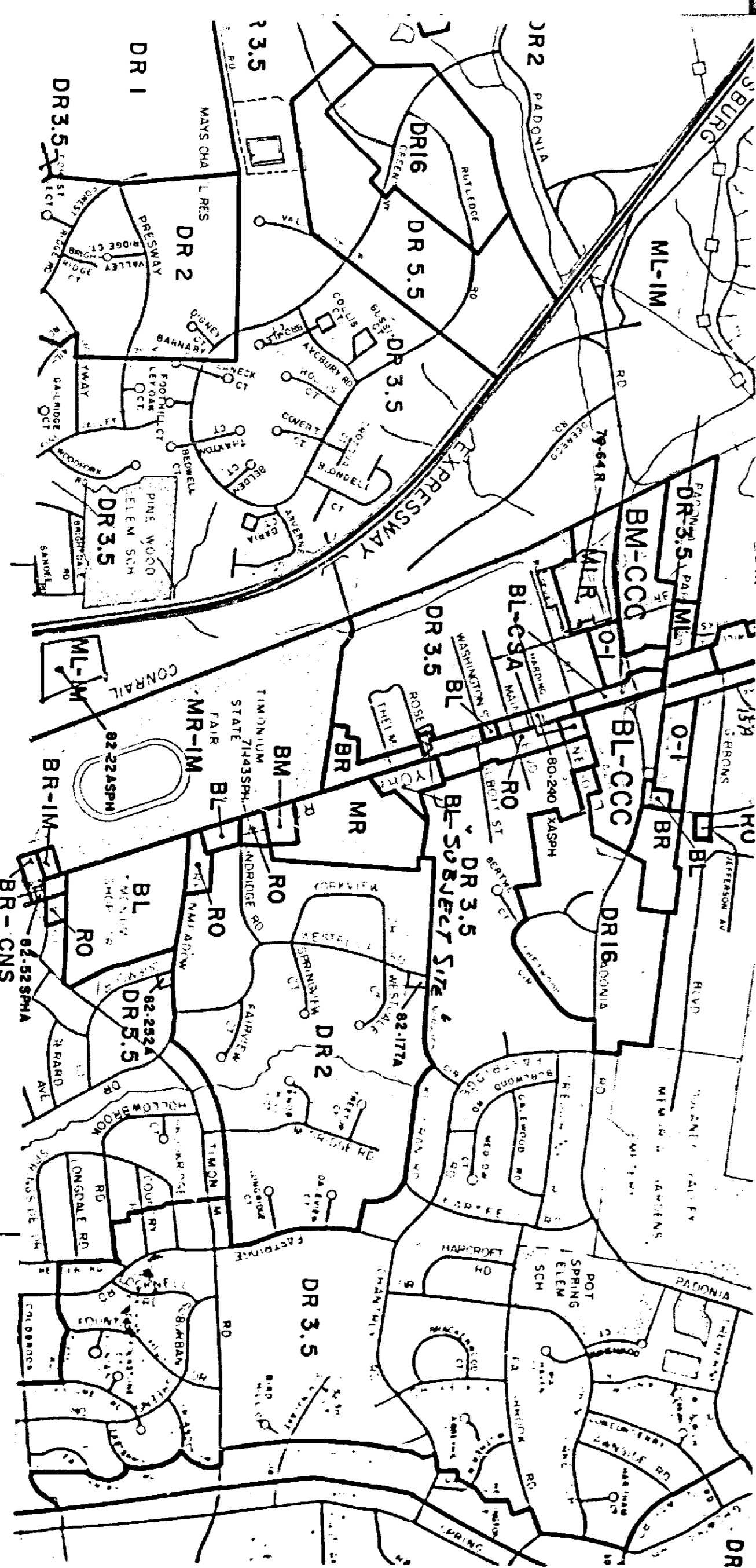
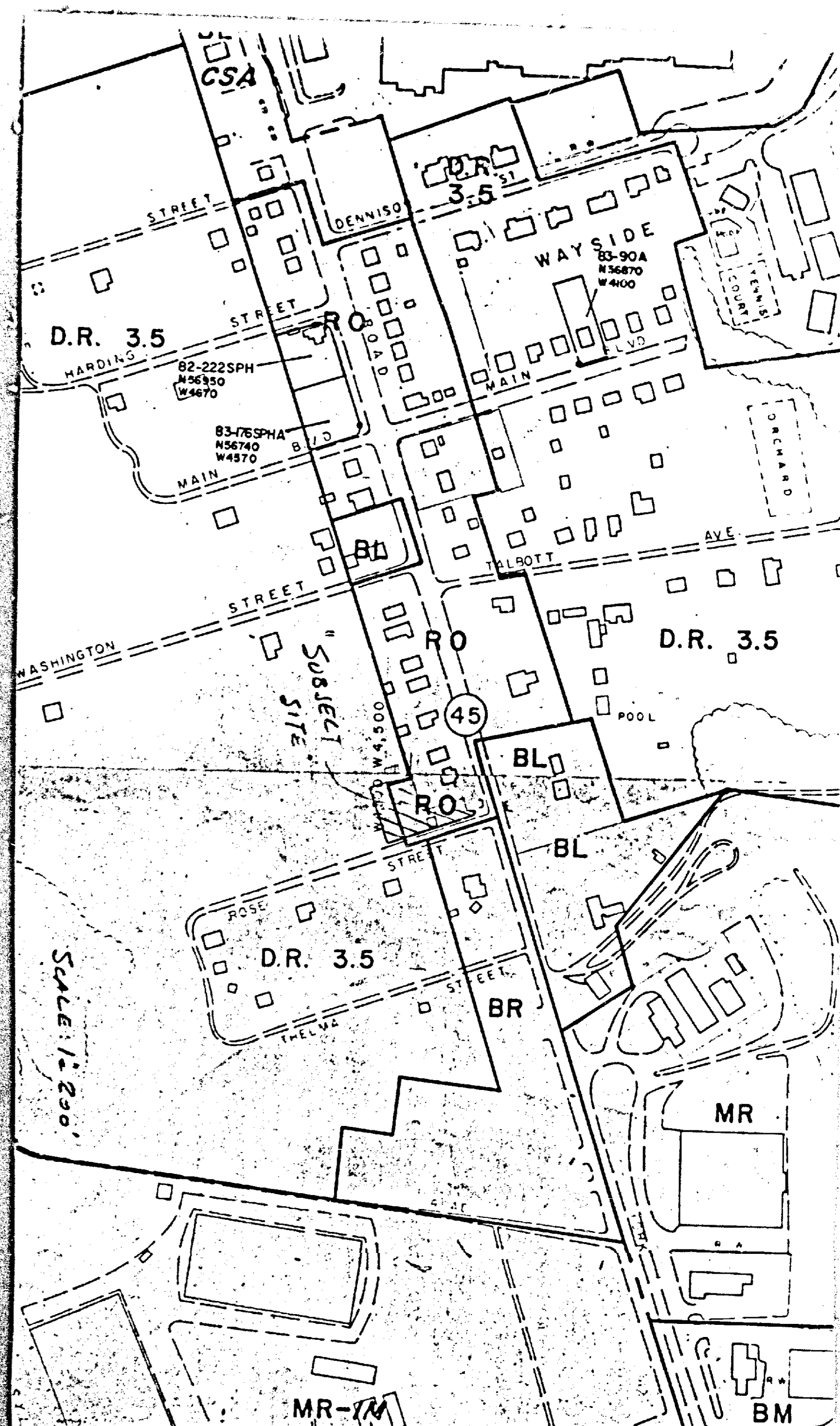
Location of property: NW Corner of York Road and Rose St.

Location of signs: NW Corner of York Road and Rose St.

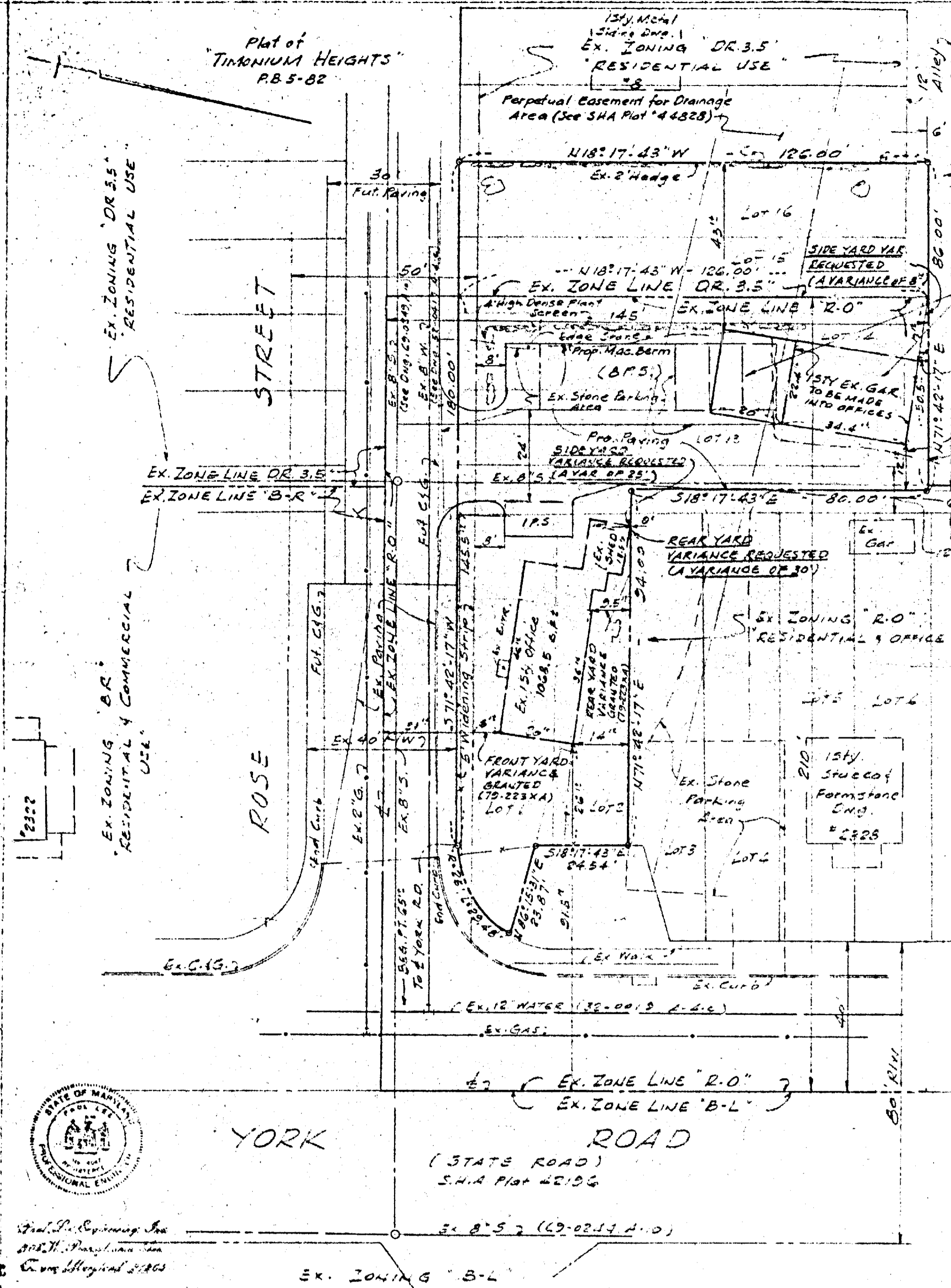
Remarks:

Posted by: *[Signature]* Date of return:

Number of Signs: 2



Scale: 1/4" = 100' BALTIMORE
OF PLANNING



PROP. 2ND FLOOR ADDITION TO BE BUILT OVER EXISTING 1STY GARAGE. 2ND FLOOR ADDITION TO BE 54.4' x 22.4' (1218.50') EXISTING PARKING TO REMAIN

REAR YARD VARIANCE REQUESTED (A VARIANCE OF 28')

SIDE YARD VARIANCE REQUESTED (A VARIANCE OF 28')

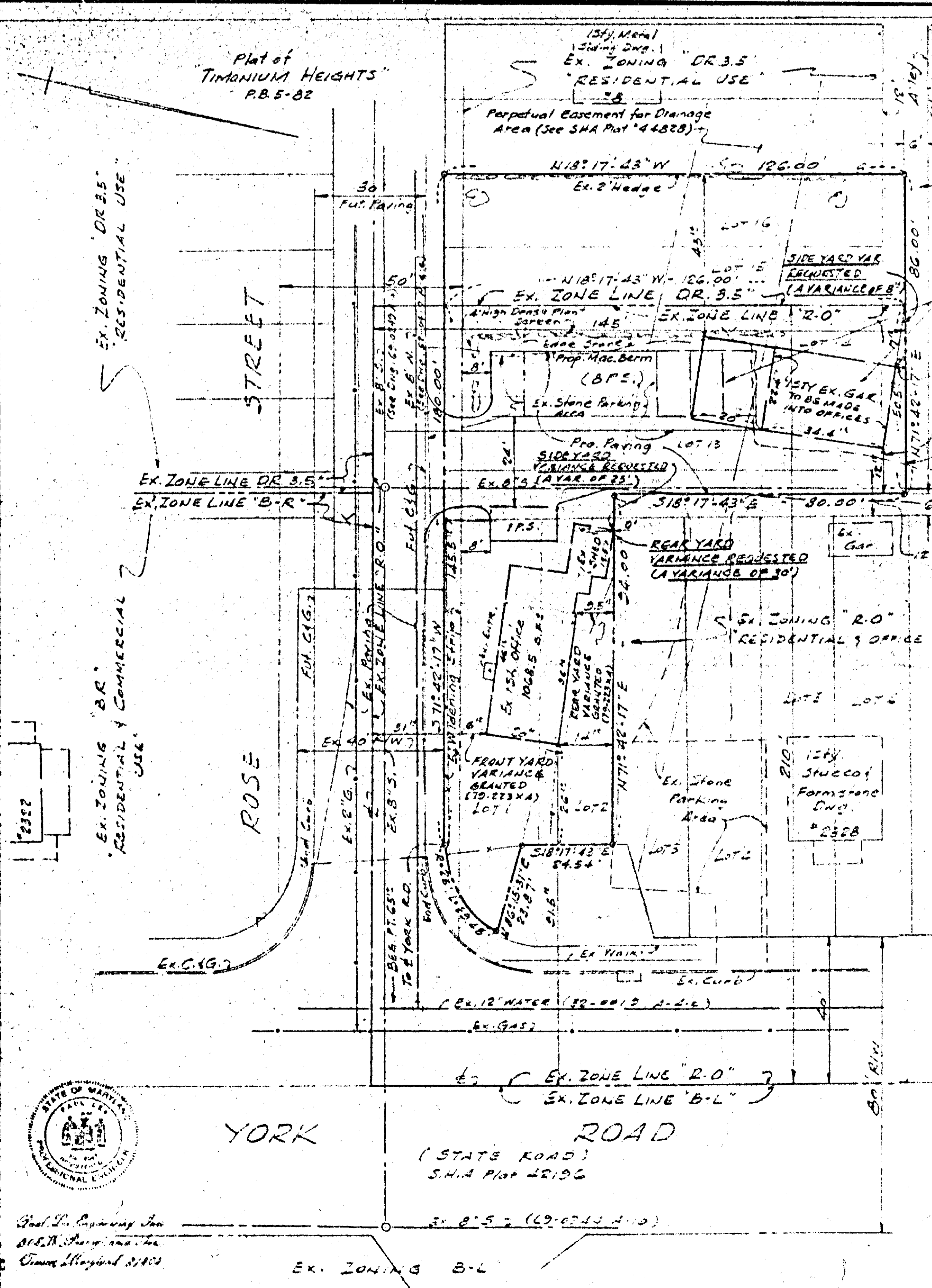
GENERAL NOTES

1. TOTAL AREA OF SITE : 0.36 AC. (15,544 S.F.)
2. EXIST. ZONING OF PROPERTY : DR.3.5 R.O. (DR.16 WITH SPECIAL EXCEPTION VARIANCES - CASE #79-223X4)
3. EXIST. USE OF PROPERTY : OFFICE USE
4. PROP. ZONING OF PROPERTY : DR.3.5 R.O. (DR.16 WITH SPECIAL EXCEPTION YARD VARIANCE)
5. PROP. USE OF PROPERTY : OFFICE USE
6. OFF-STREET PARKING DATA :
 - A. AREA OF EXIST. OFFICE : 1068.50' REQUIRING 1/300 = 3.56 RS.
 - B. AREA OF EXIST. GAR. : 1ST FL 770.50' REQUIRING 1/300 = 2.57 RS.
 - C. AREA PROP. 2ND FL. 1218.50' REQUIRING 1/500 = 2.44 RS.
 - D. TOTAL SPACES REQUIRED = 8.56 + 9
7. TOTAL PARKING SPACES PROPOSED = 3 RS.
8. PETITIONER REQUESTING SPECIAL HEARING TO REVISE SITE PLAN FOR A 2ND FLOOR ADDITION TO BE ADDED TO EXISTING GARAGE. PROPOSED 2ND FLOOR ADDITION TO CONFORM TO BALTIMORE COUNTY BUILDING CODE & SPECS.
9. PETITIONER IS REQUESTING A VARIANCE TO SECTIONS 1802.2(B) SECT. 504 4.V.B.2 OF THE ZONING REGULATIONS TO ALLOW SIDE YARD SETBACKS OF 12' 11" INSTEAD OF THE REQUIRED 25' (A VARIANCE OF 8' 13" FOR THE EXIST. GAR.
10. PETITIONER IS REQUESTING A VARIANCE TO SECTIONS 1802.2(B) SECT. 504 4.V.B.2 OF THE ZONING REGULATIONS TO ALLOW A REAR YARD SETBACK OF 2' INSTEAD OF THE REQUIRED 30' (A VARIANCE OF 28' FOR THE EXIST. GAR.
11. PETITIONER IS REQUESTING A VARIANCE TO SECTIONS 1802.2(B) SECT. 504 4.V.B.2 OF THE ZONING REGULATIONS TO ALLOW A REAR YARD SETBACK OF 0' INSTEAD OF THE REQUIRED 30' (A VARIANCE OF 30' FOR THE EXISTING OFFICE.
12. PETITIONER IS REQUESTING A VARIANCE TO SECT. 1802.2(B) SECT. 504 4.V.B.2 OF THE ZONING REG. TO ALLOW A SIDE YARD SETBACK OF 0' INSTEAD OF THE REQUIRED 25' (A VARIANCE OF 25' FOR THE EXIST. OFFICE.)

PLAT TO ACCOMPANY PETITION FOR SPECIAL HEARING & YARD VARIANCES

2 ROSE AVENUE (AT YORK RD.)

ELECT. DIST. 8 REVISED PLANS 12-8-80 BALTIMORE COUNTY, MD
SCALE: 1"=20' #141 NOV. 30, 1983
REV. FEB. 3, 1984



PROP. 2ND FLOOR ADDITION TO BE BUILT OVER EXISTING 1STY GARAGE. 2ND FLOOR ADDITION TO BE 54.4' x 22.4' (1218.50') EXISTING PARKING TO REMAIN

REAR YARD VARIANCE REQUESTED (A VARIANCE OF 28')

SIDE YARD VARIANCE REQUESTED (A VARIANCE OF 28')

GENERAL NOTES

1. TOTAL AREA OF SITE : 0.36 AC. (15,544 S.F.)
2. EXIST. ZONING OF PROPERTY : DR.3.5 R.O. (DR.16 WITH SPECIAL EXCEPTION VARIANCES - CASE #79-223X4)
3. EXIST. USE OF PROPERTY : OFFICE USE
4. PROP. ZONING OF PROPERTY : DR.3.5 R.O. (DR.16 WITH SPECIAL EXCEPTION YARD VARIANCE)
5. PROP. USE OF PROPERTY : OFFICE USE
6. OFF-STREET PARKING DATA :
 - A. AREA OF EXIST. OFFICE : 1068.50' REQUIRING 1/300 = 3.56 RS.
 - B. AREA OF EXIST. GAR. : 1ST FL 770.50' REQUIRING 1/300 = 2.57 RS.
 - C. AREA PROP. 2ND FL. 1218.50' REQUIRING 1/500 = 2.44 RS.
 - D. TOTAL SPACES REQUIRED = 8.56 + 9
7. TOTAL PARKING SPACES PROPOSED = 3 RS.
8. PETITIONER REQUESTING SPECIAL HEARING TO REVISE SITE PLAN FOR A 2ND FLOOR ADDITION TO BE ADDED TO EXISTING GARAGE. PROPOSED 2ND FLOOR ADDITION TO CONFORM TO BALTIMORE COUNTY BUILDING CODE & SPECS.
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